

**NOTICE OF A PUBLIC HEARING BY THE
PLANNING COMMISSION
OF THE CITY OF CHULA VISTA, CALIFORNIA**

January 9, 2007

NOTICE IS HEREBY GIVEN THAT PUBLIC HEARINGS WILL BE HELD BY THE CITY PLANNING COMMISSION of the City of Chula Vista, CA, in the City Council Chambers in City Hall, Chula Vista Civic Center, 276 Fourth Avenue, for the purpose of considering a Tentative Map Subdivision summarized as follows:

HEARING DATE/TIME: January 24, 2007 at 6:00 p.m.
CASE NUMBERS: PCS-05-06
APPLICANTS: Premier Coastal Development
SITE LOCATION: The proposed project is located within the southwest portion of Chula Vista, is comprised of 3.48 acres, and is located at 307 Orange Avenue.

PROJECT DESCRIPTION: 307 Orange Avenue Tentative Subdivision Map (PCS 05-06): The project consists of a Tentative Subdivision Map of 3.48 acres with 124 existing apartments on one lot into 124 residential condominium units on one lot. The subdivision consists of the following uses: multi-family, parking and common use open space. In accordance with Government Code Section 65915(d)(2), the project will reserve 41 units for moderate income households and is therefore requesting concessions for the number of parking spaces and amount of open space to be provided.

ENVIRONMENTAL STATUS: The City's Environmental Review Coordinator has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Class I (Existing Facilities) categorical exemption pursuant to Section 15301 of the State CEQA Guidelines; thus, no further environmental review is necessary.

Any written comments or petitions to be submitted to the Planning Commission must be received in the Planning and Building Department no later than noon on the date of the hearing. Please direct any questions or comments to Project Planner, Danielle Putnam, AICP, or Luis Hernandez, Principal Planner, in the Planning and Building Department, Building 300, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, or by calling (858) 614-5054 for Ms. Putnam or (619) 691-5090 for Mr. Hernandez. Please include the case number noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or in written correspondence delivered to the Planning Commission at or prior to the public hearings described in this notice. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning and Building Department.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at 585-5647 (TDD).